



TOWN OF LOOMIS
SPECIAL PLANNING COMMISSION ACTION MINUTES
BLUE GOOSE EVENT CENTER
3550 TAYLOR ROAD
LOOMIS, CALIFORNIA

WEDNESDAY

October 11, 2017

7:30 PM

CALL TO ORDER: 7:30pm

PLEDGE OF ALLEGIANCE

ROLL CALL

- x__ Chairman Hogan
- x__ Commissioner Duncan
- x__ Commissioner Kelly
- x__ Commissioner Wilson
- x__ Commissioner Obranovich

COMMISSION COMMENT FOR ITEMS NOT ON THE AGENDA : Commissioner Jeff Duncan stepped down from his Planning commissioner position, explaining that he was appointed to the Town Council to fill the spot vacated by Town Council member Robert Black.

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA: None

This time is reserved for those in the audience who wish to address the Planning Commission on subjects that are not on the Agenda. The audience should be aware that the Commission may not discuss details or vote on non-agenda items. Your concerns may be referred to staff or placed on the next available agenda. **The time allotted to each speaker is three minutes but can be changed by the Chairman.**

ADOPTION OF AGENDA

If items on the Agenda will be rescheduled for a different day and time, it will be announced at this time. Speakers are requested to restrict comments to the item as it appears on the agenda and stay within a three minute time limit. The Chairman has the discretion of limiting the total discussion time for an item.

Motion was made to adopt the Agenda. 1 Kelly 2. Wilson

passed by the following vote:

Ayes: Hogan, Wilson, Kelly, Obranovich

Noes: 0

Abstained: None

Absent: None

PUBLIC HEARING (CONTINUED FROM September 26, 2017 Planning Commission Regular Meeting)

1. #14-05 THE VILLAGE AT LOOMIS PROJECT

To consider making a recommendation to the Town Council regarding the applicant's request to amend the Loomis General Plan; Rezone the Project Site to the Planned Development (PD) District; Approve the Village at Loomis Preliminary Development Plan, Development Standards, and Design Guidelines; Approve Specific Development Plans for Village Areas 1, 2 and 3; Approve the Village at Loomis Tentative Subdivision Map; and the Village at Loomis Development Agreement; subject to the Certification of the Village at Loomis Final Environmental Impact Report (FEIR) as required by the California Environmental Quality Act.

APPLICANT: VILLAGE AT LOOMIS, LLC

COMMISSION COMMENTS TO STAFF

Town Attorney Mona Ebrahimi addressed and clarified 4 previous comments

1. Clarified the project is not completely compliant with the existing General Plan, but the Town has the ability to amend the general plan up to 4 times annually, and as part of this process, could amend the General Plan in order to assure consistency
2. An HOA is required with this project, along with approved CC&R's, which will be recorded with the final map.
3. The developer is responsible for the cost of the project build out, not the Town.
4. School impact fees are built into the permitting and approval of all building permits and these are formulated to meet the cost impacts to the schools, both the Elementary and High School Districts.
5. The population is expected to increase by 1208 at full build out.

PUBLIC COMMENT

The following residents spoke regarding the Village at Loomis Project

Pat Bretral: Spence Road – spoke in favor of project, reflects positive growth, vital to town.

Dan Gayaldo: Principal of Del Oro High School – Stated the school has 200 plus transfer students and has plenty of room for the projected # of students from the project. Doc Barnes extension will be a good relief for from school traffic.

Jim Williams: Williams Lane – Spoke in favor of project, the Village Project concept has been part of town since before the town was Incorporated.

Shelly Richardson: David Ave- Spoke against the project, concerns about housing costs, street width and the need for 3 to 4 bedrooms homes.

Fuzzy Jarginan: Sudor Way – Spoke in favor of project, stating strong and effective traffic and circulation plan.

Danny Allen: Humphrey road – Concerns about traffic light at Horseshoe Bar and Doc Barnes, would prefer a roundabout at this location. Concerns about parking and road widths.

Kurt Sandoff: Thornwood Drive – Spoke in favor of the project, also has concerns about on street parking and narrow roads but believes it is solvable.

Shelly Ferguson: Frost Lane – Voiced concerns about overcrowding due to the project and narrow streets, wants us to stay with general plan.

David Morgan: Frost Lane – Spoke in favor of the project, Doc Barnes is a good traffic alternative for taking people off of Taylor Road.

Vinal Perkins: Owner of commercial lot adjacent to project – Spoke in favor of the project

Leland Delahanty: Roseville – Spoke in favor of the project, citing the need for additional housing in Loomis.

Jennifer Cartwright: Angelo Drive – Spoke in opposition of the project, voiced concerns about traffic and the loss of rural feels as a result of high density housing.

Heidi Brink: Eldon Road – Voiced questions about Housing Element compliance, is it mandatory? Concerns about effect of high density on traffic and quality of life.

Roy Hebard: Orchard Park Court – Spoke in favor of project, this plan in this area has been a part of general for Loomis since the beginning. Stated CC&R's will help with parking regulations.

Kim Hyshida: Laird street – voiced concerns of the project impact on smaller schools in area, and concerns about the environmental effects on the area.

Craig Sanborg: Circle Drive – Concurred with previous comment supporting a roundabout at Horseshoe Bar and Doc Barnes instead of a traffic light. Has concerns with lack of adequate parking within the project.

Gary Liss: Gold Trail – Requested we follow the general plan w/o amendments, phase in project approvals, widen the roads within the project to accommodate on street parking, slow down traffic on Doc Barnes by adding stop signs, move landscape median to side of Doc Barnes and create mound at freeway edge to great a greater buffer zone. Scale down project

Public Hearing closed: 9:06

COMMISSIONER COMMENTS:

Commissioner Obranovich: Concerns about pedestrian safety for kids walking to and from school – sufficient sidewalks etc. Spoke on town responsibility to build sidewalks and the Swetzer Road extension other

Commissioner Wilson: Voiced concerns on street parking, narrow roads and the effect on pedestrian and bicycle safety along King Road Additional concerns about the alley loaded areas in the project, the length and width of alleys, the lack of parking and the ability for vehicles to turn around in these areas. Concerned about the traffic brought about by the high residential use and the employment opportunities lost due to scaled down commercial development. Asked about the connectivity and walkability for the residents directly into the Raley's shopping area

Chairman Hogan: Voiced concerns about the alleyways (the length and width), inadequate parking availability; overall circulation plan is good for the town, roundabouts are an efficient way to move traffic; obstacle for roundabout at HSB and Doc Barnes is the lack of right away to the additional land required to develop. Doc Barnes extension is a good alternative to our traffic issues.

Commissioner Kelly: Commented on the benefits of the extension of Doc Barnes. Concerned about road width, lack of parking in the alley loaded areas, and pedestrian safety on these narrow roads.

Public comment re-opened: 9:40pm

Pat Miller: Gold Trail – Commented on the narrow alley ways, on street parking, large vehicles on narrow roads, 2 story houses, the need for low income housing, speed of vehicles driving on Doc Barnes, traffic light at HSB and Doc Barnes.

Tara Wells: King Road – commented on the need for a Gold River type trail system in the area.

Paula Lanterman: Eldon Way – Concerned about the lack sidewalks, and the proposed cost of the new residential units. Development of project along I80 will be a dusty, dry and undesirable community.

Jackie Euer:

Hand delivered a comment letter to the commission to the commissioners for their consideration

Meeting adjourned at: 9:55 PM and the Public Hearing continued to **October 24, 2017 - 7:30 pm** at the Blue Goose Event Center 3550 Taylor Road

Carol Parker, Administrative Clerk/Planning Assistant